



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51900021085

Project: BHATTAD SANKALP , Plot Bearing / CTS / Survey / Final Plot No.:2299 at Mumbai City, Mumbai City, Mumbai City, 400002;

1. **R.M.Bhuther & Co Developers Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400021.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **31/05/2019** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasan Premchand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 19:57:55

Dated: **08/09/2021**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority





raising the bar

BHATTAD GROUP

SINCE 1948

R M BHUTHER & CO. DEVELOPERS PVT. LTD.

Date: 11th July 2023

To,
State Bank of India
Mumbai

Builder Profile

A) Details about Builder

Sr.No.	Component	Details
1.	Name of the Builder	R.M. Bhuther & Co. Developers Private Limited
2.	Concern	Private Limited
3.	Registered Office Address	104, Bajaj Bhavan, Nariman Point, Mumbai-400021.
4.	Phone Number	022- 4188900
5.	Date of Inception / Total no. of years in builder business	03-01-2011 / 11 years
6.	Name of Proprietor/Partners/Directors	Mr. Laxminarayan R. Bhattad Mr. Bhagwandas R. Bhattad Mr. Harikrishan R. Bhattad Mr. Harishkumar R. Bhattad
7.	Total no. of projects completed	NONE
8.	WIP-on going projects (in sq.ft.)	2957.38 sq.mtr.
9.	Website URL	https://www.bhattadsankalp.com/

B) Proposed Details on Project on which APF is proposed:

Sr.No.	Component	Details
1.	Name of the Project	Bhattad Sankalp
2.	Address & Location	C.S.2299, Bhuleshwar Division, Kumbhar Tukda, 18, Bhaskar Lane, Mumbai- 400 021.
3.	Land area	2957.38 sq.mtr.
4.	Project Commencement date	May, 2019
5.	Expected completion date	December 2024
6.	Total Numbers of Buildings/Wings in the project	A wing (Rehab) & B wing (Sale)
7.	Total Numbers of flats/units in the project (Wing B) Sale flats	60
8.	Number of units sold till date in the project (Wing B) Sale flats	10
9.	Is the Project approved by any other banks/FI/NBFC (List the names)	HDFC Ltd. & ICICI Bank Ltd.
10.	Other amenities in the project	1) Infinity Swimming Pool with Open Deck Area. 2) Bouldering Wall & Basketball Hoop. 3) Gymnasium with indoor games.



[Handwritten Signature]

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T: +91 22 61536400 | F: +91 22 22027444 | 104, Bajaj Bhavan, Nariman Point, Mumbai - 400 021



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DUE DILIGENCE (SITE INSPECTION) REPORT FOR TIE UP OF PROJECT

Name of the builder		M/s. R.M. Bhuther & Co. Developers Private Limited					
Builder registered Address		104, Bajaj Bhavan, Nariman Point Mumbai - 400021					
Project OPAS ID							
Name of Project & RERA Reg. No.		Bhattad Sankalp P51900021085					
Address of the Project		C.S. 2299, Bhuleshwar Division, Kumbhar Tukda, 18 Bhaskar Lane, Mumbai - 400021					
Whether Project is completed*		No					
Unit Details		No of already sold-out units			No. of cash Sale units		
		10			10		
Inspection Data:							
Date of Inspection		09/08/2023					
Stage wise Progress on construction		Excavation work in progress					
Last inspection date							
Details (if any)							
Site Details							
Landmark							
S.No.	Wing*	Total no. of floors	Slabs*	Plaster*	Flooring*	Ready For possession	Expected date of possession
1	1	17	No	No	No	No	December 2024
2							
3							
Site Contact Person Details							
Name*		Mr. Vijay Sawant					
Telephone/Mob. No.*		8080003916					
Designation*		CRM Head					
Sales Details							
Name of the Sales Executive of the builder met by the inspecting official*		Mr. Vijay Sawant					
No. of HL business booked*		0					
Amount of HI business booked*		0					
Remarks on general progress of the project as per structured approved plan noted in RERA:		Project is delayed since the developer was acquiring more surrounding land and will apply for RERA extension.					
Date of Visit of Registered office of the firm/ company							
Date of visits of completed projects							
*Please note that all field are mandatory and ensure to attach your selfie at site (name of Project to be captured)							

Inspecting Official Details

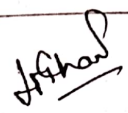
Signature

Name

Designation

PF No. & SS. No.

Date

: 
 : Nikhil Kharat
 : Manager – Builder Relations
 : 6518362 and K-15852
 : 24/08/2023



SBI

भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

The Assistant General Manager (REH)
State Bank of India,
5th Floor REH BU, LHO, C-6, G Block Synergy Building
Bandra Kurla Complex, Mumbai-400051

HLST/BRF/2023-24/04

24/08/2023

Respected Sir,

BUILDER TIE UP: M/s. R.M. Bhuthar & Co. Developers Pvt. Ltd.

PROJECT: "Bhattad Sankalp"

MAHARERA REGISTRATION NO-P51900021085

With respect to above, please find enclosed the following documents of the captioned developer for the project tie up of the captioned project.

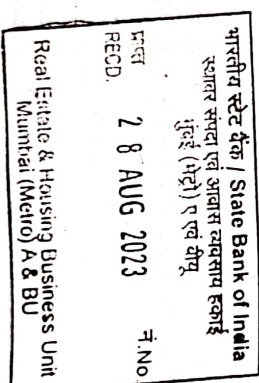
1. Builder tie up letter along with Profile Area Wise Flat details and Builder Declaration
2. MAHARERA Registration Certificate No- P51900021085
3. KYC & CIBIL of all Directors, KYC of M/s. R.M. Bhuthar & Co. Developers Pvt. Ltd.
4. Copy of MOA and AOA
5. NOC for Height Clearance
6. Development Agreement
7. Approved Plan Copy
8. Draft agreement Copy
9. Commencement Certificate
10. Inspection Report dated 09/08/2023.

Builder has assured us that they will provide Maximum Home Leads to our Bank.

Thanking you,

Yours faithfully,

Nikhil Kharat (PF: NO-6518362)
Manager - Builder Relations



bank.sbi
+91 22 - 41916201 - 212
rmh02.sion@sbi.co.in

क्षेत्रीय व्यवसाय कार्यालय, सान्घ
बी 603 & 604, कोहिनोर सिटी कार्यालय-1,
6 वा मंजल, किरोल रोड, एच.बी.एस. मार्ग,
कुर्ला (प), मुंबई - 400 070

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कुर्ला (प), मुंबई - 400 070

Regional Business Office, Sion
B 603 & 604, Kohinor City, Commercial-1,
6th Floor, Kiroli Road, Off. L.B.S. Marg,
Kurla (West), Mumbai - 400 070.

